

## Town of Newton, New Hampshire

### APPLICATION FOR AMENDED SITE PLAN

I herein make application to the Planning Board of the Town of Newton for An Amended Site Plan at the location listed below, as provided for in the Newton Zoning Ordinances.

<b>DATE:</b> January 17, 2022	<b>PROPERTY LOCATION &amp; ACREAGE:</b> 85 South Main Street, Newton, NH 03858	<b>MBL#:</b> 13-2-24 <sup>T</sup>
<b>EXISTING FRONTAGE</b>	<b>DATE OF ANY PRIOR SITE PLAN FOR THIS LOT:</b>	<b>ZONE:</b>
<b>NAME OF APPLICANT:</b> Jacqueline Fuller	<b>MAILING ADDRESS:</b> 6095 Marshalee Drive Suite 300, Elkridge, MD 21075 <b>EMAIL ADDRESS:</b> jfuller@nbelle.com	<b>PHONE:</b> 410-712-7092 ext 1063
<b>OWNER OF PROPERTY:</b> American Tower / Fitzgerald Family Trust	<b>MAILING ADDRESS:</b> 10 Presidential Way Woburn, MA 01801 <b>EMAIL ADDRESS:</b>	<b>PHONE:</b> 877-518-6937
<b>NAME OF ENGINEER:</b>	<b>MAILING ADDRESS:</b>  <b>EMAIL ADDRESS:</b>	<b>PHONE:</b>

#### Fees for Amended Site Plan Application

Application Fee - \$ 250.00

NPREA Fee - \$ 2,000.00

(Planning Board A.A may assist in calculating fees)

#### Attachments:

3-2' x 3' Copies And 16-11" X 17" Copies of The Plan ☒

A Digital Copy ☒ Abutter Labels ☒ Agent Letter ☒

All Plans are stamped ☒

ONLY FULLY COMPLETED APPLICATIONS WITH ALL REQUIRED ATTACHMENTS WILL BE CONSIDERED TO THE PLANNING BOARD.

PLEASE REFER TO PROCEDURES SECTION OF THE NEWTON ORDINANCE MANUAL ONLINE FOR SUBMISSION REQUIREMENTS.

I declare that I am the applicant/owner of the property for which this application is made. I have read the provisions of the Newton Zoning Ordinances, the Newton Site Plan Regulations, and the Newton Policies and Procedures Manual. I agree to comply with them, and to be subject to all their provisions.

I certify the above statements are true and accurate:

*Jacqueline Fuller c/o American Tower*  
Signature of Applicant

1/17/2022

Date

Signature of Owner

Date

BOOK AND PAGE NUMBERS:

PRIOR/CURRENT USE OF THE PROPERTY:

A COPY OF THE ORIGINAL SITE PLAN SHOWING EXISTING CONDITIONS AND PROPOSED CHANGES HAS BEEN INCLUDED?

WHAT CHANGES ARE PLANNED TO ANY STRUCTURES CURRENTLY ON THE PROPERTY? LIST LOCATION AND DESCRIPTION ON PLAN:

ARE THERE ANY WAIVERS REQUESTED? (ATTACH WRITTEN REQUEST):

ARE THERE ANY VARIANCES REQUESTED? (ATTACH DECISION):

HAVE YOU INCLUDED YOUR ABUTTER LABELS?

I certify the above statements are true and accurate.

By signing this application to the Planning Board, I give permission for the Newton Planning Board to conduct a site walk should one so be ascertained to be necessary. An appointment for any such site walk will be arranged with the property owner and/or tenant beforehand. Refusal to allow a site walk will cause an immediate denial of the application.

*Jacqueline Fuller c/o American Tower*  
Signature of Applicant

1/17/2022  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

### FOR OFFICE USE ONLY

PLANNING BOARD DECISION:	PLANNING BOARD SIGNATURE:	DATE:
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### ACTION

<input type="checkbox"/> APPROVED	Attach Notice of Decision	Board Vote
Date Recorded	Number of pages	Recording #
<input type="checkbox"/> DENIED	Reason(s) For Rejection	Board Vote



**LETTER OF AUTHORIZATION**

**SITE NO/PROJECT NO: 373101 / ATC262125**

**SITE NAME: Newton NH**


**ADDRESS: 85 South Main St, Newton, NH 03858**

**LICENSEE: METROPCS Massachusetts, LLC**

I, Margaret Robinson, Senior Counsel, US Tower Division on behalf of American Tower\*, owner of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize **NB+C** its successors and assigns, to act as American Tower's non-exclusive agent for the purpose of filing and securing any zoning, land-use, building permit and/or electrical permit application(s) and approvals of the applicable jurisdiction for and to conduct the construction of the installation of antennas and related telecommunications equipment on the Tower Facility located at the above address. This installation shall not affect adjoining lands and will occur only within the area leased by American Tower.

American Tower understands that the application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by American Tower of conditions related to American Tower's installation. Any such conditions of approval or modifications will not be effective unless approved in writing by American Tower.

The above authorization does not allow **NB+C** to modify or alter any existing permit(s) and/or zoning or land-use conditions or impose any additional conditions unrelated to American Tower's installation of telecommunications equipment without the prior written approval of American Tower.

Signature:   
Margaret Robinson, Senior Counsel  
US Tower Division

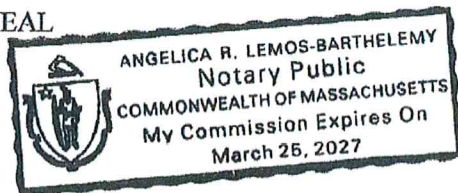
**NOTARY BLOCK**

COMMONWEALTH OF MASSACHUSETTS  
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel of American Tower (Tower Facility owner and/or operator), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal, this 27<sup>th</sup> day of January 2022.

**NOTARY SEAL**



Notary Public   
My Commission Expires: March 25, 2027

\* American Tower as used herein is defined as American Tower Corporation and any of its affiliates or subsidiaries.





TOTALLY COMMITTED. 

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January 17, 2022

Town of Newton  
2 Town Hall Road  
Newton, New Hampshire 03858

RE: American Tower Site #373101  
85 South Main Street. Newton, New Hampshire 03858

To Whom It May Concern:

American Tower is planning to install an 80KW diesel generator along with an automatic transfer switch and remote monitoring communications circuitry on a concrete pad at the communications tower at the above address.

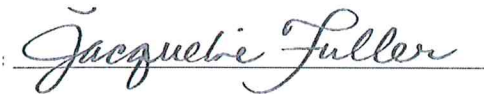
Enclosed please find a plan review application for planning, along with copies of construction drawings for your review.

Please let me know if you require additional information, and once the application is approved please notify me, so I can make arrangements for payment.

I can be reached at 410.712.7092 extension 1063 or via email at [jfuller@nbcllc.com](mailto:jfuller@nbcllc.com).

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads 'Jacqueline Fuller'. The signature is written in a cursive, flowing style and is positioned above a horizontal line.

Jacqueline Fuller  
Agent for American Tower

OWNER INFORMATION SALES HISTORY

GTP ACQUISITION PARTNERS II LL  
C/O PROPERTY TAX DEPT.  
P. O. BOX 723597  
ATLANTA, GA 31139

Date Book Page Type Price Grantor  
03/10/2006 4627 2770 U182 TCP COMMUNICATIONS LLC

LISTING HISTORY NOTES

09/22/21 ALPR PLAN D-30626; 150' MONOPOLE; 80X80 SITE 25'X750' -24/7 ACCESS RD (.58  
04/01/17 ALUP ACRE) INCLUDED IN TOWER VALUE; PLAN D-35100-R 11/5/07; 2010 AT&T,  
10/24/12 ALUL NEXTEL, VERIZON DBA CELCO ALSO METRO PCS ANTENNA PROPOSED; 6  
05/04/11 ALPR CARRIER SPOTS TO BE FILLED NOT SURE HOW MANY AS OF 4/2010; 2011  
05/23/05 JDRL ADD 10X16 SLAB PERMIT; 2012 REVIEW OF PERMIT STATES COLOCATING 6  
CELLULAR ANTENNAS ON EXISTING POLE; 2016 SWAP 12 FOR 12  
ANTENNAS; 2020 3 CARRIERS; 2021 PERMIT MODIFYING EQUIPMENT;

EXTRA FEATURES VALUATION MUNICIPAL SOFTWARE BY AVITAR

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
TWR & SITE	1			100	225,000.00	100	225,000 1 ARRAY 150' SITE
CONCRETE SLAB	360	12 x 30		100	3.00	0	
SHED-WOOD	240	12 x 20		127	7.00	100	2,134 NEXTEL EQUIP SHED
SHED-WOOD	360	12 x 30		104	7.00	100	2,621 VERIZON EQUIP SHED
CONCRETE SLAB	160	10 x 16		100	3.00	0	
5 CARRIERS	3			100	125,000.00	100	375,000
CONCRETE SLAB	35	5 x 7		100	3.00	1,000	1,050 HOLDS LTE POWER NOD
							605,800

TOWN OF NEWTON  
603-382-4405 ext: 314

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2020	\$ 0	\$ 855,800	\$ 0
		Parcel Total: \$ 855,800	
2021	\$ 0	\$ 605,800	\$ 0
		Parcel Total: \$ 605,800	
2022	\$ 0	\$ 605,800	\$ 0
		Parcel Total: \$ 605,800	

LAND VALUATION LAST REVALUATION: 2020

Zone: COMM	Minimum Acreage: 1.38	Minimum Frontage: 150	Site:	Driveway:	Road:
Land Type	Units	Base Rate	NC Adj	Site	Road
COM/IND	0.010 ac	5,000 E	100	100	100
	0.010 ac				
	0.010 ac				